

**NOTICE AND AGENDA
TOWN COUNCIL
REGULAR MEETING**

Public notice is given that the Town Council of the Town of Apple Valley, Washington County, Utah will hold a **Regular Meeting** on **Wednesday the 3rd day of December, 2018** at the **Town Hall Building**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at **6:00 PM** or shortly thereafter. In accordance with state statute, one or more council members may be connected via speakerphone. This meeting will be available for live stream at www.youtube.com. Search: Town of Apple Valley Utah.

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

1. Mayor's Town Update
2. Appointment of Town Council member to the Washington County Solid Waste Board; Resolution number 2018-24
3. Adoption of Ordinance 2018-22, Increase of the Municipal Energy Sales and Use Tax from one and one-half percent (1.5%) to six percent (6.0%)
4. Discussion and possible action on town Development and Building Policies
5. Approval of Minutes for 11.7.2018
6. Consent Calendar for November 1st to November 30th 2018.
7. Zone Change for Little Creek RV Park, Portion of Parcel AV-1334-J not including the Station as described in the submitted RV Resort Legal Survey description.
8. Consider Approval on Reports, Recommendations, and Announcements:
 - Events Committee – Tish Lisonbee/Debbie Kopp
 - Planning Commission – Cynthia Browning/Michael McLaughlin
 - Fire Department – Chief Dave Zolg, Jr
 - Engineering – Rod Mills
 - Big Plains Water and Sewer SSD – Harold Merritt
 - Code Enforcement – Rich Ososki/Paul Edwardsen
 - Roads and Storm Drainage –
 - Mosquito Abatement- Margaret Ososki
 - Council-
 - Other
9. Public Comments
10. Discussion and Action on the Gateway Project – Ensign Engineering
11. Request for a closed session
12. Adjournment

CERTIFICATE OF POSTING I, Michelle Kinney, as duly appointed Recorder for the Town of Apple Valley, hereby certify that copies of the notice of meeting and agenda were posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website, <http://pmn.utah.gov>, the Town website, www.applevalleyut.gov, and faxed to The Spectrum on the 4th day of December, 2018.

Dated this 4th day of December, 2018
Michelle Kinney, Recorder
Town of Apple Valley

**THE PUBLIC IS INVITED AND ENCOURAGED TO ATTEND ALL TOWN COUNCIL AND PLANNING
COMMISSION MEETINGS**

In compliance with the American with Disabilities Act, individuals needing special accommodations, (including auxiliary communicative aids and services,) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.



Mayor Marty Lisonbee

Council Members: Michael McLaughlin, Debbie Kopp, Dennis Bass, Paul Edwardsen

1777 North Meadowlark Drive, Apple Valley, Utah 84737

Phone: 435-877-1190 Fax: 435-877-1192

www.applevalleyut.gov

RESOLUTION 2018-24

APPOINTMENT TO THE WASHINGTON COUNTY SOLID WASTE BOARD OF DIRECTORS

WHEREAS, the Town of Apple Valley is located within the County of Washington Utah; and

WHEREAS, the Town of Apple Valley is entitled to appoint a Town Council Member to the Washington County Solid Waste Board; and

WHEREAS, the Town Council has determined that the Town's interests would be best served by the appointment of _____ to the Washington County Solid Waste Board of Directors.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple Valley to appoint _____ to serve on the Washington County Solid Waste Board of Directors.

RESOLVED this 5th Day of December, 2018.

TOWN OF APPLE VALLEY

Marty Lisonbee, Mayor

ATTEST:

Michelle Kinney, Town Recorder

Council Member Denny Bass voted _____
Council Member Paul Edwardsen voted _____
Council Member Debbie Kopp voted _____
Council Member Michael McLaughlin voted _____
Mayor Marty Lisonbee voted _____



Mayor Marty Lisonbee

Council Members: Michael McLaughlin, Debbie Kopp, Dennis Bass, Paul Edwardsen

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TOWN OF APPLE VALLEY, UT ORDINANCE 2018-22

AN ORDINANCE INCREASING THE MUNICIPAL ENERGY SALES AND USE TAX FROM ONE AND ONE-HALF PERCENT (1.5%) TO SIX PERCENT (6.0%).

WHEREAS, the Apple Valley Town Council has the authority under Utah Code Annotated 10-1-301 to establish a municipal energy sales and use tax on every sale or use of taxable energy made within the Town of Apple Valley at a rate of up to six percent (6%) of the delivered value of the taxable energy; and

WHEREAS, the Town of Apple Valley previously enacted a Municipal Energy Sales and Use Tax of 1.5% on December 14, 2004 by adopting Ordinance No. 2004-04-O in accordance with Utah law; and

WHEREAS, the Apple Valley Town Council has determined that it is the interest of the welfare of the Town to increase the municipal energy and use tax from one and one-half percent (1.5%) to six percent (6.0%).

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Apple Valley that:

SECTION 1. Section 5 of Ordinance 2004-04-O is amended to read as follows:

5. Municipal Energy Use Tax.

There is hereby levied, subject to the provisions of this Ordinance, a tax on every sale or use of taxable energy made within the Township of Apple Valley equaling six percent (6%) of the delivered value of the taxable energy to the consumer. This tax shall be known as the Municipal Energy Sales and Use Tax.

SECTION 2. REMAINDER OF ORDINANCE UNCHANGED: All other provisions of Ordinance No. 2004-04-O levying a municipal energy and use tax shall remain unchanged.

SECTION 3. REPEALER: If any provision of this Ordinance is found to be unenforceable by a court of law, the remaining provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE: The effective date shall be on the first day of March, 2019 which is the calendar quarter after a 90-day period after which date the state tax

commission receives notice from the Town of Apple Valley of the adoption of this Ordinance.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2018

Marty Lisonbee, Mayor

ATTEST:

Michelle Kinney, Town Recorder

Mayor Marty Lisonbee	Aye	___	Nay	___
Member Debbie Kopp	Aye	___	Nay	___
Member Michael McLaughlin	Aye	___	Nay	___
Member Denny Bass	Aye	___	Nay	___
Member Paul Edwardsen	Aye	___	Nay	___

Development and Building Policies

of

The Town of Apple Valley

PURPOSE

The purpose of these policies is to:

- 1) Protect and provide for the public health, safety, and general welfare of the Town of Apple Valley.
- 2) Guide the future growth and development of the Town of Apple Valley in accordance with the general plan.
- 3) Encourage the safe, orderly and beneficial development of land within the municipality.
- 4) Provide a beneficial relationship between the uses of land, buildings and traffic circulation and the proper location and width of streets.
- 5) Establish reasonable standards of design and procedures for subdivisions, plat amendments, and lot line adjustments, to further the orderly layout and use of land.
- 6) Insure that public facilities are available and will have sufficient capacity to serve the proposed development, business or structure.

ROAD ACCESS

All new commercial, industrial, manufacturing businesses, RV or other parks, subdivisions, lot splits or other division of land, shall require a traffic study to be provided by the applicant, and only if such traffic study shows that a safe entrance and exit off and on to Highway 59 to the property, either presently exists or will voluntarily be provided as part of the new development or business, shall such development be allowed and approved. Any new accesses on and off Highway 59 must be located as per the current Apple Valley approved Master Road plan, or as amended. A safe entrance and exit shall be defined as a left turn lane, right turn acceleration lane and deceleration lanes, as per UDOT standards, and such road improvements and location must also be approved by UDOT.

If a developer pays for access improvement that benefits other property owner, and they desire to be refunded for such improvements, they may pay for an impact fee study and refund agreement, so an impact fee can be created to help refund the developer.

All businesses or developments of any kind shall be served off a public or private road improved to the Apple Valley Design standards. If it is served off a private road, written easements and

maintenance agreements shall be provided and approved by the Town. All such agreements shall include language that gives the public (if road is serving other properties), police and emergency vehicle unrestricted access to such roads and must be recorded at the Washington County Recorder's office.

Access from Major Arterial and Collector Streets: Lots shall not derive access exclusively from a major arterial. Access shall be limited on collector streets except where approved by the town board. In such cases driveways should be shared with adjacent property owners and be designed and arranged so as to avoid requiring vehicles to back into traffic.

Because of the safety issue of having only one road in and out of downtown Apple Valley, no new commercial or residential developments or subdivisions ~~or lot split shall be approved,~~ until such time as the second UDOT fully improved access into downtown Apple Valley off Highway 59, located at mile marker 11.5 has been fully installed and are accessible to such developments. Downtown Apple Valley shall be defined as any development that would increase the traffic on Apple Valley Way.

No new commercial or residential developments or subdivisions ~~or lot split~~ will be approved that accesses off highway 59 ~~at or about 1400 North or Plains Drive,~~ until such time as those locations are fully improved with a safe access (as defined above) to and from those locations.

The above development restrictions shall not apply if a traffic and/or fire safety study acceptable to Apple Valley show that such restrictions are not needed.

MASTER PLANNED ROADS

All roads shown on the Town of Apple Valley Master Road Plan must be honored and incorporated into development of any land in the Town.

ROAD IMPROVEMENTS

No building permits of any kind, shall be issued until all the required lot and/or subdivision improvements has been installed as required per Apple Valley Design Standards. A delay agreement shall be signed for any required improvements that are not practical to install at the present time, however the cost of all delayed improvements shall be paid for prior to issuance of a building permit.

FIRE PROTECTION REQUIRED

Before any building permit can be issued, an active fire hydrant must be located within 350 feet from the proposed structure, unless other methods of providing fire safety have been approved by the Town Fire Chief.

~~COMPLIANCE WITH ORDINANCES AND CODES REQUIRED~~

~~No Building Permit, General Plan Changes, Zoning Changes, Conditional Use Permits or renewal/issuance of Business Licenses may be granted to a property owner who is not in compliance with all Ordinances and Codes of the Town of Apple Valley, or who owes money for fines, until such violations have been rectified and fines paid, unless otherwise approved by the Town Council.~~

OPENING

Mayor Lisonbee brought the meeting to order at 6:00 p.m. welcoming all in attendance and led the Pledge of Allegiance.

PRESENT

Mayor Marty Lisonbee
Council member Debbie Kopp
Council member Michael McLaughlin
Council member Paul Edwardsen
Council member Denny Bass
Town Recorder Michelle Kinney
Town Attorney Shawn Guzman

OTHERS IN ATTENDANCE

Fire Chief David Zolg, Jr
Margaret Ososki County Mosquito Board
Big Plains Water Chairman Harold Merritt
Commissioner Wenn Jorgensen
Commissioner Forrest Kuehne
Commissioner Janet Prentice

EXCUSED

CONFLICT OF INTEREST DECLARATIONS

1. MAYORS TOWN UPDATE:

Mayor's idea of budgeting: Let's save where we can recently the SSD turned in two cell phones and we turned them off. The mayor is using a town phone but he is paying for the service on the phone. This will save the town about \$300.00 overall.

Dotgov.gov account for our website it costs \$400 a year. A .com address is \$52.00 for 5 years.

Traded in the old Copy machine and negotiated a deal to save \$1200.00 a year on a new machine.

The Mayor attended a meeting at the County Commissioner's office about Ash Creek and septic systems. There are changes coming that require 7 acres for a septic system. All new subdivisions will have new regulations with more strict standards. Mayor will work to find out how this will affect the town.

We had some problems with bookkeeper she left unannounced and she allegedly gave herself a raise and severance before leaving.

Petition for speed limit was included in your bill for SR 59. Please sign it if you would like to have the speed limit changed through town. Any adult member of the household can sign this.

Jr. shared his concerns about the change from .gov to .com.

Discussion ensued on this subject. Mayor noted that it will not change our email addresses. These will still be .gov.

MOTION: Council Member Kopp motioned to close the Mayor Town Update

SECOND: Council Member Bass

VOTE:	Council Member Kopp –	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

2. CONSENT CALENDAR-October 2018

MOTION: Council Member Kopp motions to approve the Consent Calendar for October 1st –November 1st 2018.

SECOND: Council Member Bass

VOTE:	Council Member Kopp –	Aye
	Council Member McLaughlin –	Abstain (Would like to get the information sooner)
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The motion carried with Council Member McLaughlin Abstaining from the vote.

3. CONSIDER APPROVAL ON PRINTER AGREEMENT WITH LES OLSEN COMPANY

This new agreement will save the Town \$100.00 per month.

MOTION: Council Member Bass motions to approve the lease agreement with Les Olsen.

SECOND: Council Member Edwardsen

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

4. DISCUSSION AND ACTION ON TOWN DONATIONS

We had a vacuum donated. It was on the doorstep. We appreciate whoever donated that.

MOTION: Mayor Lisonbee motions to thank the anonymous donor.
SECOND: Council Member Kopp

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

5. DISCUSSION AND ACTION ON TOWN VOLUNTEERS

Kevin Sayer was our Code Enforcer and has decided to retire for social security. The Mayor thanks Kevin for his service to the town. Mayor Lisonbee nominates Rich Ososki to be the Code Enforcer on a trial basis for the Gooseberry area. Stating he is meticulous and understands the code.

Mayor Lisonbee would like to involve the community as code enforcers by area. Mayor Lisonbee would like to know if you are interested in being a Code Enforcer in your area. Rich Ososki addresses the Public and Council. He called about 100 towns to see how they handled code enforcement. Some towns don't have a code enforcer; some have the Sheriff handle it; some have the clerk do it.

Time stamp: 35:58

MOTION: Council Member Kopp Motions to do resolution 18-25 to appoint Rich Ososki as Volunteer Code Enforcer.
SECOND: Council Member McLaughlin

VOTE:	Council Member Kopp -	Aye
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Council Member McLaughlin –	Aye
Council Member Bass–	Aye
Council Member Edwardsen -	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Will Rich also be able to handle concerns in other areas? Mayor Lisonbee mentions that he hopes to have volunteers in other areas but we could ask him to help out with this. Council Member Edwardsen hopes to see more people step up and help with code enforcement.

Janet Prentice- Asks “What about serial offenders with the town code?” Mayor- Comments that we need to add fines to our ordinances to really pursue those who are in violation. We can call county Sheriff as well.

Rich Ososki- Suggested calling the Sheriff for dog complaints.

Oath of Office given to Rich Ososki by Recorder Michelle Kinney

6. DISCUSSION AND ACTION ON DOTGOV.GOV VS .COM

Time Stamp 47:50

MOTION: Council Member Bass motions that we accept the change from .gov to .com

SECOND: Council Member Kopp

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

7. DISCUSSION AND ACTION ON TOWN PERSONNEL POLICIES AND PROCEDURES MANUAL

Time Stamp 50:30

Mayor Lisonbee shares his feeling about our Health Insurance Policy. He feels like it should be provided for employee but anything for anyone else in family should be paid by the employee.

What is the minimum the government requires? Town Attorney Shaun Guzman mentions that the ACA (Affordable Care Act) has regulations on this and we will need to have more internal discussion. Whatever is decided needs to meet technical requirements of ACA.

Mayor Lisonbee would like to change the town Policy manual so that the town is only

obligated to provide insurance for the employee. Family coverage will be paid by the employee.

Guzman-If you go through the trust in PEHP they will include the life insurance.

Tier 1 package stays the same for those that had it before the change Tier 2 is for those who were hired after a certain date.

Council Member McLaughlin wants to make sure we are following all state and federal guidelines.

MOTION: Mayor Lisonbee Motions to table this for the next meeting.

SECOND: Council Member Debbie Kopp

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

8. DISCUSSION ON BIG PLAINS WATER AND SEWER SSD BILLING ISSUES

BPWSSSD (Big Plains Water and Sewer Special Services District) held a meeting on September 4th to discuss the separation of billing from the town. Mayor Lisonbee was put into office on Sept 5th. Mayor Lisonbee expresses his concern over this. Mayor asked why they wanted to do this

Town Attorney Shaun Guzman, received a phone call from Ben Rousch an attorney for BPWSSSD. He has not had the opportunity to speak with him yet.

Harold Merritt (Chairman of BPWSSSD) would like to get together with Ben (Town Accountant) and Mayor Lisonbee to come up with a solution.

Mayor Lisonbee: Shares his frustration with working with BPWSSSD and the separation of billing. Mayor shows a sticky note and explains the conversation he had with BPWSSSD concerning billing separation and late fees. He feels that he offered them everything they asked for and yet it still wasn't good enough. He further explains that the town created the district to serve the town. He feels they don't want to do what is best for the town but what is best for them. Mayor discusses the new policy on impact fees and some of the backlash from changing the impact fee rules.

Garth and Tara Hood are invited to speak by the Mayor: They bought a lot here in town. The seller told them that he had been paying the impact fee for many years and used that as a selling asset. Chairman Merritt told them several months ago that people were selling and making money on this and that they wanted that money to stay in the water district.

Harold Merritt mentions that the new impact fee policy was passed by the board in August. That document and policy is now under revision.

Council Member McLaughlin mentions that during a closed meeting the idea of separating came about because of issues with the previous mayor. He doesn't understand why, even with a new mayor, this separation is still occurring.

Mayor Lisonbee mentions that on one of his first days as mayor he was signing reconciliation paperwork for a check of \$9,000.00 to the SSD bookkeeper for one month. The next month it was \$9,500.00 for one month. Much of this was for overtime. The Mayor cannot match up the numbers from the BPWSSSD Billing that came in. We have spent weeks trying to get bills to match up with our records then after a few weeks of work we find out that this must be done on a spreadsheet. Pelorus (Towns accounting software company) is telling us what numbers should match up but we cannot get any of the numbers to match. The Mayor continues that the Town created and supported the water company until 2015. The agreement was that the town keeps the late fees for the service the town gives BBWSSSD. Big Plains wanted to separate so they could keep the late fees. They want us to pay \$2,000 a month in late fees to reimburse them for the money the town kept in late fees for the past several years since the inception of Big Plains. In March they started taking the late fees without notifying the town of this. The inter-local agreement between BPWSSSD and the Town indicates the town gets these late fees. SSD was to pay the town that number has been the same since March 2015. When Jauna took over the books for the Town in January or February the money started to dwindle. She unilaterally changed how payments should be made. He shares his concerns about nepotism within the SSD.

Janet Prentice- Shares her concern that this is wrong and that it will stifle growth.

Tara Hood- Shares her experience with our Town Ice Cream Social. This is the type of town we wanted to come to. But issues like this give cause for concern.

Jerry Jorgensen- How does someone take a water company away?

Harold Merritt- the SSD was started by the town but was chartered by the state and does not operate under the jurisdiction of the town. There are some unintended consequences to what we have done but we will try to get this figured out. We have provided everyone with water that is clean and tested. There always was a separation.

Richard Fischer- There is 15 houses on the other side of town that didn't get water lines.

Harold Merritt- We went the extra mile to purchase Canaan springs. We have 2 employee and we have 40 square miles to service.

Mayor Lisonbee- The payroll for the employees 120 or 130 thousand dollars with \$180,000 in water sales. This shows that most of what is brought in goes out in salaries. They are talking about refinancing Canaan springs.

Pamela Quayle: Don't we have 2 members of the Town Council on the Water District board? Do we usually have 3-2 votes on water district board? Mayor answers yes.

Fire Chief Zolg shares his opinion about the discussion and how he feels this is bad for the community.

Council Member McLaughlin- Hurricane also had water SSD but they eventually took it back into the town. Jauna said the previous mayor was the reason for the separation but

now we have a new mayor and this is still going on. The demands that she made did not change even when we had a new Mayor. He believes that this problem is because certain people don't want to work with anyone.

9. APPROVAL OF MINUTES FOR OCTOBER 3, 2018

MOTION: Council Member Kopp motions to accept the minutes from Town Council Meeting October 3, 2018.

SECOND: Council Member Edwarsen

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

10. CONSIDER APPROVAL ON REPORTS, RECOMMENDATION, APPOINTMENTS, AND ANNOUNCEMENTS:

Time:

- Events Committee- Tish Lisonbee/Debbie Kopp
- Planning Commission- Cynthia Browning/Michael McLaughlin
- Fire Department- Chief Dave Zolg, Jr.
- Engineering- Rod Mills
- Big Plains Water and Sewer SSD- Harold Merritt
- Code Enforcement-Paul Edwardsen
- Roads and storm drainage-
- Council
- Other

MOTION: Mayor Lisonbee motions to table item 10 in the interest of time.

SECOND: Council Member Kopp

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

11. PUBLIC COMMENTS

Margaret Ososki: What is the track hoe doing outside on the side of the mountain? Mayor Lisonbee mentions that Travis Holm wants to make a road and he started digging. He was stopped because he doesn't have a permit.

John McNamara - What is going on with the disconnect from the town in Cedar Point? Town Attorney Shaun Guzman- They did not follow proper procedure to disconnect.

Mayor Lisonbee- They did not have the proper signatures for this disconnect.

Jerry Eves and Zion's Tiny Getaway project. That was approved by Rick Moser in November 2017 I haven't signed off on drawings. They want to change the project to a tiny cabin project. Then Eves said he wanted an RV park. It wasn't approved for that. They also need to combine the four lots into one before this will move forward.

Guzman- There are other flaws that they haven't followed through on. We will have to address this with the applicant.

Richard Fischer mentions they worked a deal in the Gap and he has moved the cabins to county land.

MOTION: Council Member Debbie Kopp motions to close public comment.

SECOND: Council Member Denny Bass

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

12. DISCUSSION AND ACTION ON THE GATEWAY PROJECT

MOTION: Mayor motions to table this for the next meeting.

SECOND: Council Member Kopp

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

13. REQUEST FOR A CLOSED SESSION

MOTION: Mayor motions to table this.

SECOND: Council Member Kopp

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

14. ADJOURNMENT

MOTION: Council Member Kopp motions that we adjourn.

SECOND: Council Member Edwardsen

VOTE:	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Date approved: _____

Marty Lisonbee, Mayor

Council Member Kopp -	_____
Council Member McLaughlin –	_____
Council Member Bass–	_____
Council Member Edwardsen -	_____
Mayor Lisonbee-	_____

ATTEST BY: _____

Michelle Kinney, Recorder

Town of Apple Valley
Check Register
Checking - SBSU - 11/01/2018 to 11/30/2018

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
Arizona Strip Landfill Corporation	4004	9476	09/01/2018	11/29/2018	160.00	Dumpster service for non-residents	104420.460 - Solid Waste Service
Arizona Strip Landfill Corporation	4064	9504	10/01/2018	11/29/2018	160.00	Dumpster service for non-residents	104420.460 - Solid Waste Service
Arizona Strip Landfill Corporation	4064	9534	11/01/2018	11/29/2018	160.00	Dumpster service	104420.460 - Solid Waste Service
					\$320.00		
					\$480.00		
AT&T	4065	287282963359	10/26/2018	11/29/2018	297.91	October Cell Phone Charges	104111.110 - Council Salaries and w
AT&T	4065	287282963359	10/26/2018	11/29/2018	513.27	922-6861 Balance of cell phone payment	104141.280 - Admin Telephone and
AT&T	4065	287282963359	10/26/2018	11/29/2018	513.27	922-6863 Balance of cell phone payment	104141.280 - Admin Telephone and
					\$1,324.45		
					\$1,324.45		
Hinton, Burdick, Hall & Spilker, PL	4066	194294	11/26/2018	11/29/2018	550.00	Progress Billing for 2018 Audit	104141.340 - Admin Accounting
					\$550.00		
Kinney, Michelle	4067	5722125	11/26/2018	11/29/2018	175.00	Notary Bond and Stamp	104141.210 - Admin Dues, subs &
					\$175.00		
Kraft, Benjamin	4062	Refund: 468	11/19/2018	11/19/2018	33.00	Refund: 468 - Kraft, Benjamin	101311 - Accounts receivable
					\$33.00		
LDS Church 52938390101	4063	Refund: 440	11/20/2018	11/20/2018	30.16	Refund: 440 - LDS Church 52938390101	101311 - Accounts receivable
					\$30.16		
Les Olson Company	4029	EA811459	09/28/2018	11/26/2018	349.08		104141.240 - Admin Office supplies
Les Olson Company	4068	EA817723	10/31/2018	11/29/2018	160.50	Quarterly printer maintenance Q4 2018	104141.250 - Admin Equipment mai
					\$509.58		
Liston, Kristy	4060	Refund: 769	11/19/2018	11/19/2018	242.33	Refund: 769 - Liston, Kristy	101311 - Accounts receivable
					\$242.33		
Little Creek Station	4069	10102018	10/29/2018	11/29/2018	87.00	Fuel for tractor	104410.560 - Road Equipment Fuel
Little Creek Station	4069	102918	10/29/2018	11/29/2018	130.00	35,14G Brush 1912	104220.560 - Fire Equipment Fuel
Little Creek Station	4069	10302018	10/31/2018	11/29/2018	106.00	Fuel for tractor	104410.560 - Road Equipment Fuel
Little Creek Station	4069	10312018	10/31/2018	11/29/2018	-6.46	October Discount	104410.560 - Road Equipment Fuel
					\$316.54		
					\$316.54		
Moon, Robert	4059	Refund: 699	11/19/2018	11/19/2018	87.00	Refund: 699 - Moon, Robert	101311 - Accounts receivable
					\$87.00		
Municode	4070	00320409	11/06/2018	11/29/2018	2,000.00	Website work	104141.280 - Admin Telephone and
					\$2,000.00		
RDB Law, PC	4076	18	09/25/2018	11/30/2018	630.00	Sept Legal Services	104141.330 - Admin Legal fees
RDB Law, PC	4076	19	10/30/2018	11/30/2018	500.00	Oct Prosecutor Fees	104141.330 - Admin Legal fees

Town of Apple Valley
Check Register
Checking - SBSU - 11/01/2018 to 11/30/2018

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
RDB Law, PC	4076	20	11/27/2018	11/30/2018	200.00	Nov Prosecutor Fees	104141.330 - Admin Legal fees
					<u>\$1,330.00</u>		
					\$1,330.00		
Revco Leasing	4071	512529	11/06/2018	11/29/2018	305.69	Copy Machine Lease - November	104141.240 - Admin Office supplies
					\$305.69		
Ruesch Machine	4056	58163	11/07/2018	11/07/2018	455.00	Pump for bridge waterway	104410.450 - Road Department Sup
					\$455.00		
South Central Communications	4057	8541700	11/07/2018	11/07/2018	286.06	November billing	104141.280 - Admin Telephone and
					\$286.06		
The Spectrum	4072	0003260884	11/26/2018	11/29/2018	83.77	PC Hearing - Zone Change AV-1334-J	104141.220 - Admin Public notices
					\$83.77		
Utah League of Cities & Towns	4058	ANN17-0033-05	11/07/2018	11/07/2018	385.00		104111.220 - Council Training
Utah League of Cities & Towns	4058	FY2018074	11/07/2018	11/07/2018	35.00		104141.230 - Admin Clerk training
					<u>\$420.00</u>		
					\$420.00		
Utah Municipal Clerks Association	4073	112918	11/29/2018	11/29/2018	100.00	Annual dues for Michelle's UMCA membership	104141.210 - Admin Dues, subs &
					\$100.00		
Utah Valley University	4074	A25355	10/26/2018	11/29/2018	35.00	UF03 Recert - J Barlow, D Bass, M McGinnis,	104220.360 - Fire Training
					\$35.00		
Washington County Solid Waste	4075	68904	10/31/2018	11/29/2018	3,226.40	Solid Waste 296	104420.460 - Solid Waste Service
					\$3,226.40		
Wellman, Travis	4061	Refund: 1224	11/19/2018	11/19/2018	95.37	Refund: 1224 - Wellman, Travis	101311 - Accounts receivable
					\$95.37		
					\$12,085.35		

ZONE CHANGE APPLICATION

Town of Apple Valley
1777 North Meadowlark Dr.
Apple Valley, UT 84737
PH: (435) 877-1190
FAX: (435) 877-1192

Fee: \$500.00 + Acreage Fee
1-100 Acres: \$50/Acre
101-500 Acres: \$25/Acre
501 + Acres: \$10/Acre

Name: Utah South Vineyards Telephone: 702-701-1443

Address: 4785 Demile Truf Rd #60 Fax: _____

City: Hurricane State: UT Zip: 84737-3830 Email: travis@utahsouthvineyards.com

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: *Tax ID# AV-1334-J (Corner Apple Valley Way & SR-59)*

Parcel ID: AV-1334-J less station Existing Zone: Commercial

Proposed Zone: RV-PARK ZONE Reason for the Request (Use Extra Sheets if Necessary):

*Zone change is for a portion of Tax ID# AV-1334-J (Corner of Apple Valley Way & SR-59)

Per Exhibits A, B, C & D ATTACHED, it is parcel 2 only and NOT parcel 1.

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 500' of the boundaries of the property proposed for rezoning, including owners along arterial roads that may be impacted;
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Note: It is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 p.m. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting applicable to the noticing requirement of the request. An incomplete application could result in a month's delay.

(Office Use Only) November 15, 2018
Date Received: _____ By: _____

Date Application Deemed Complete: _____ By: _____

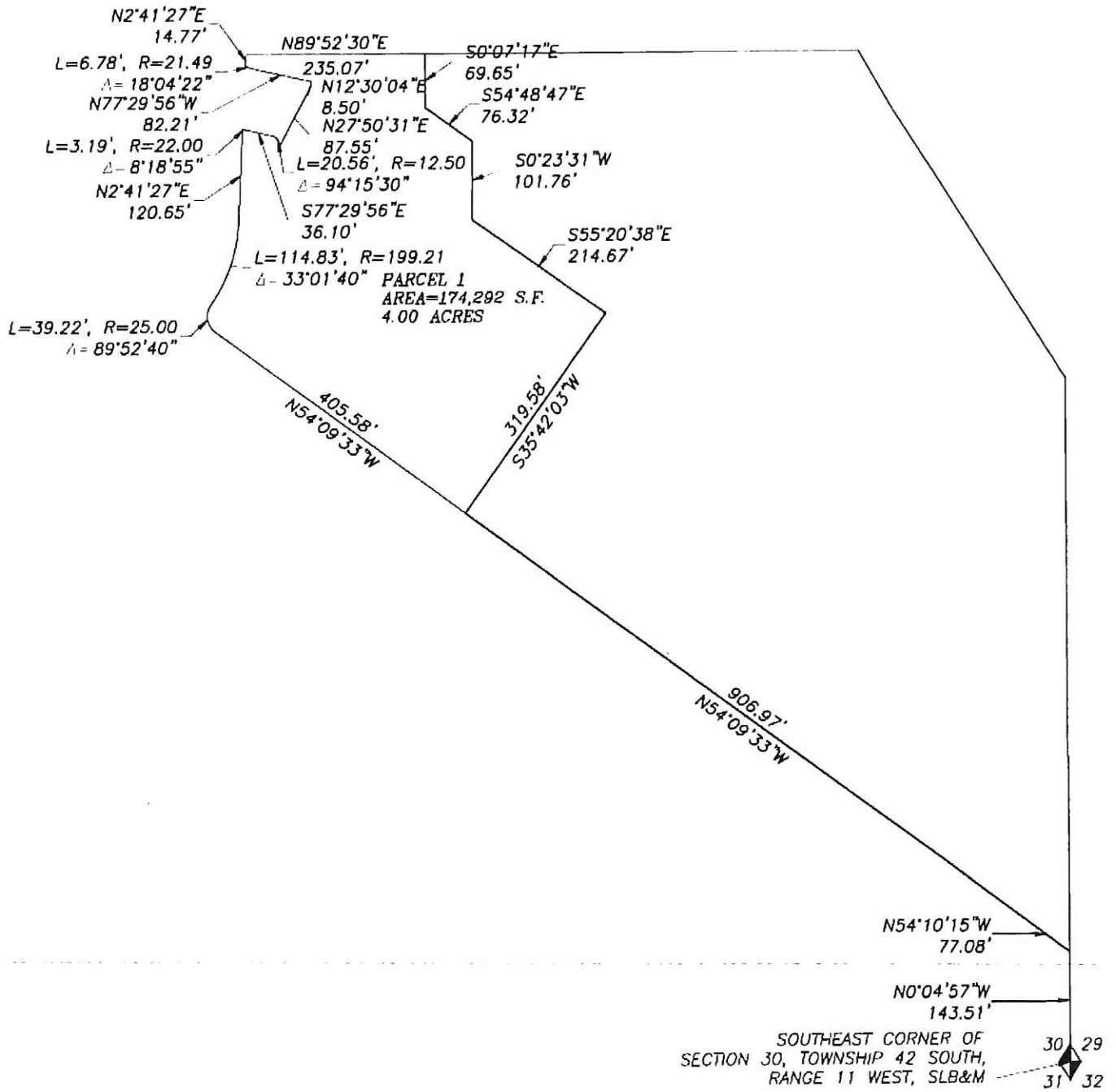
A

LITTLE CREEK STATION LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED N00°04'57"W FEET ALONG THE SECTION LINE 143.51 FEET, N54°10'15"W ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59, 77.08 FEET AND N54°09'33"W ALONG SAID LINE 906.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N54°09'33"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 405.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING NORTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 39.22 FEET (CHORD BEARS: N09°13'13"W 35.32 FEET); THENCE NORTHERLY ALONG THE ARC OF A 199.21 FOOT RADIUS REVERSE CURVE TO THE LEFT 114.83 FEET (CHORD BEARS: N19°12'17"E 113.25 FEET); THENCE N02°41'27"E 120.65 FEET; THENCE EASTERLY ALONG THE ARC OF A 22.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 3.19 FEET (CHORD BEARS: S81°39'28"E 3.19 FEET); THENCE S77°29'56"E 36.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT 20.56 FEET (CHORD BEARS: S30°22'11"E 18.32 FEET); THENCE N27°50'31"E 87.55 FEET; THENCE N12°30'04"E 8.50 FEET; THENCE N77°29'56"W 82.21 FEET; THENCE WESTERLY ALONG THE ARC OF A 21.49 FOOT RADIUS CURVE TO THE RIGHT 6.78 FEET (CHORD BEARS: N68°27'45"W 6.75 FEET); THENCE N02°41'27"E 14.77 FEET TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 30; THENCE N89°52'30"E ALONG THE 1/16 LINE 235.07 FEET; THENCE S00°07'17"E 69.65 FEET; THENCE S54°48'47"E 76.32 FEET; THENCE S00°23'31"W 101.76 FEET; THENCE S55°20'38"E 214.67 FEET; THENCE S35°42'03"W 319.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 174,292 SQUARE FEET OR 4.00 ACRES.

B



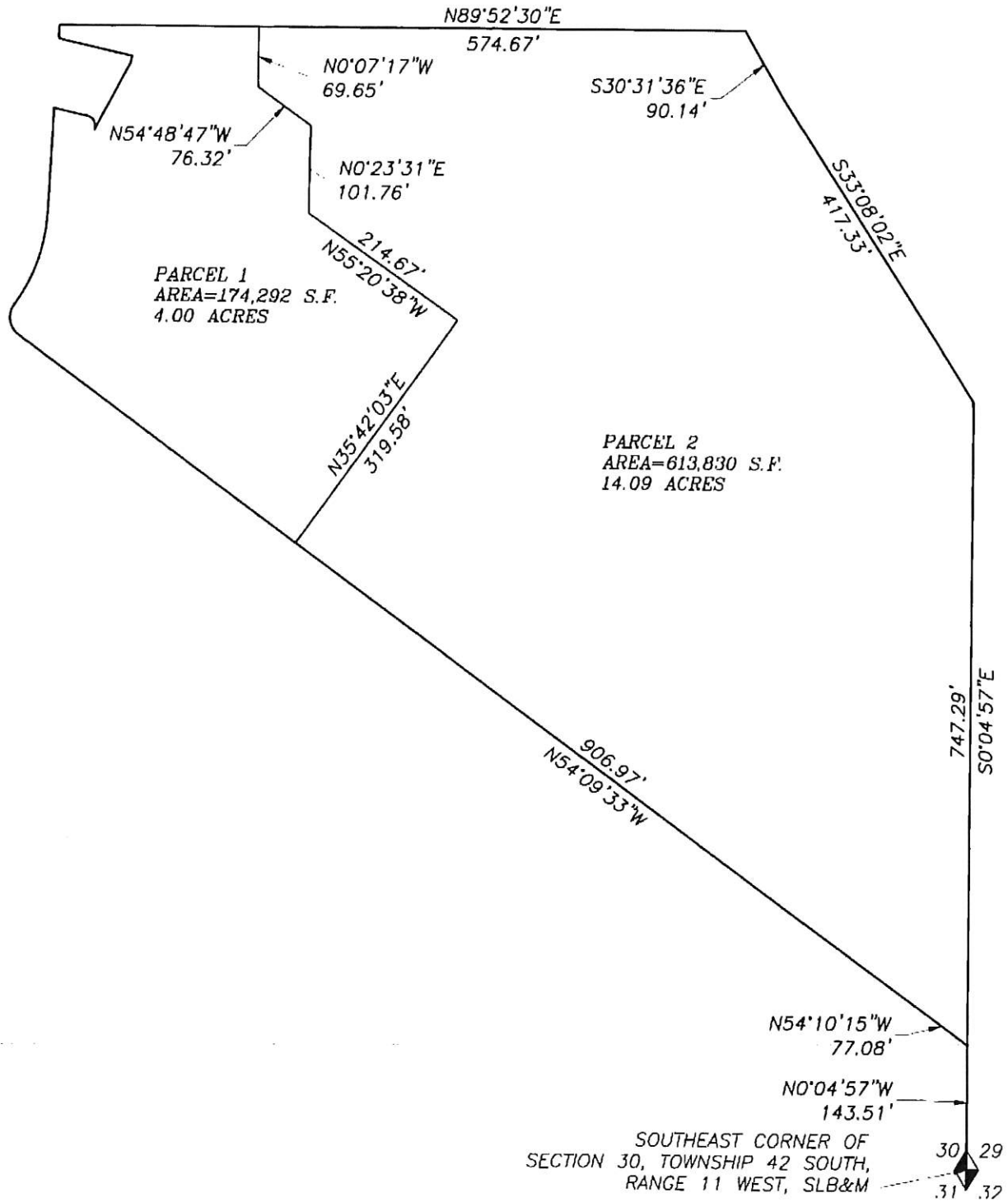
C

RV RESORT LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED N00°04'57"W FEET ALONG THE SECTION LINE 143.51 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59; THENCE N54°10'15"W ALONG SAID RIGHT-OF-WAY LINE 77.08 FEET; THENCE N54°09'33"W ALONG SAID RIGHT-OF-WAY LINE 906.97 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING N35°42'03"E 319.58 FEET; THENCE N55°20'38"W 214.67 FEET; THENCE N00°23'31"E 101.76 FEET; THENCE N54°48'47"W 76.32 FEET; THENCE N00°07'17"W 69.65 FEET TO THE 1/16TH LINE; THENCE N89°52'30"E ALONG THE 1/16TH LINE 574.67 FEET; THENCE S30°31'36"E ALONG THE SOUTHWESTERLY LINE OF LOT 78, APPLE VALLEY RANCH SUBDIVISION PHASE 2 90.14 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 78; THENCE S33°08'02"E 417.33 FEET TO THE EAST LINE OF SAID SECTION 30; THENCE S00°04'57"E 747.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 613,830 SQUARE FEET OR 14.092 ACRES.

D



AFFIDAVIT
PROPERTY OWNER

STATE OF ~~UTAH~~ Nevada)
:ss
COUNTY OF Clark)

I (we), James Shoughro, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

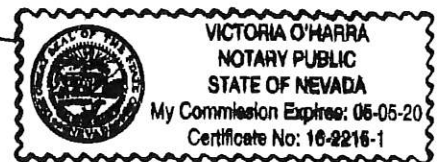
James Shoughro
(Property Owner) LITTLE CREEK STATION
MANAGING MEMBER
(Property Owner)

Subscribed and sworn to me this 2ND day of November 2018

Victoria O'Harra
(Notary Public)

Residing in: Nevada

My Commission Expires: 5/5/2020



Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20__.

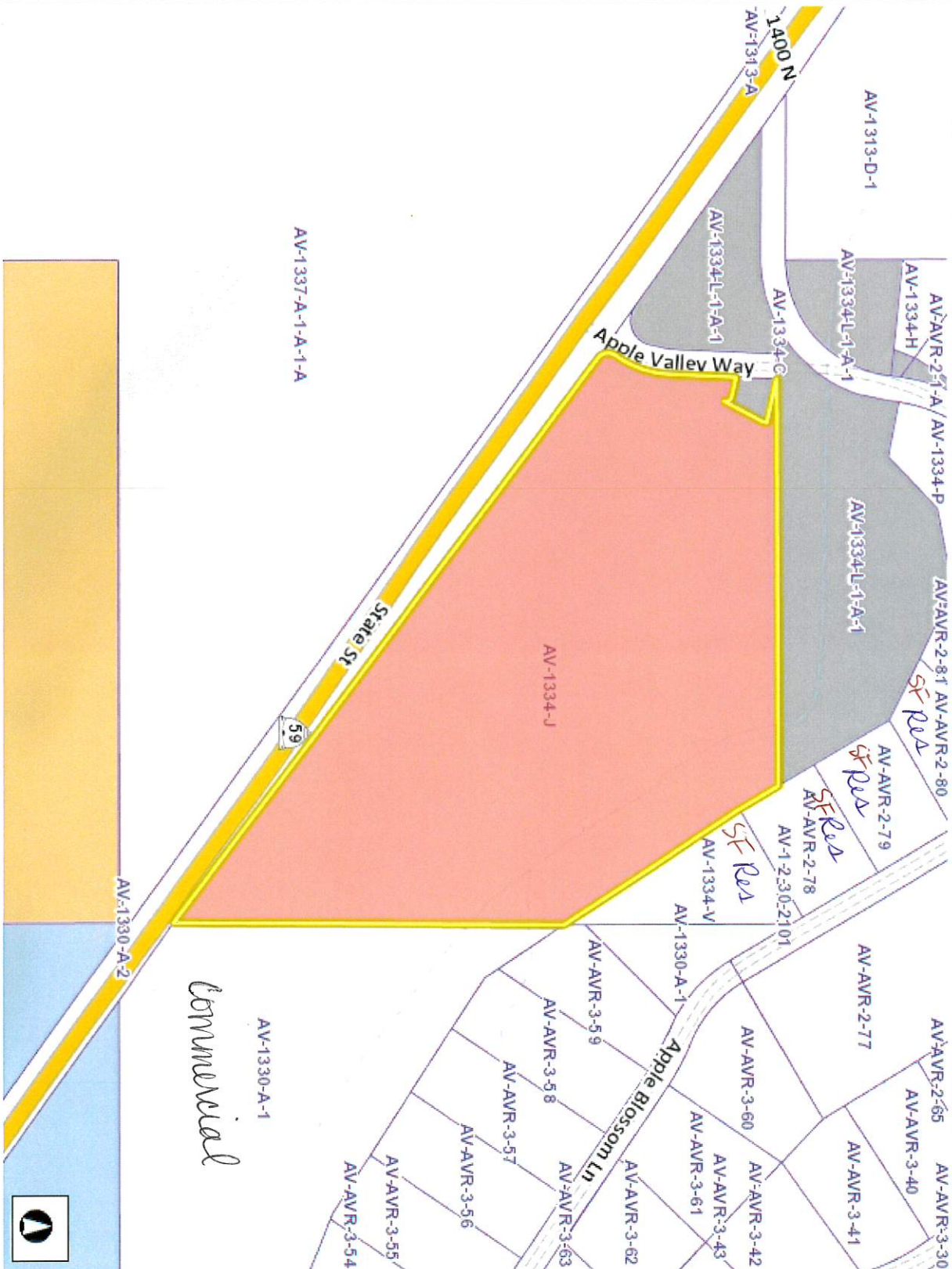
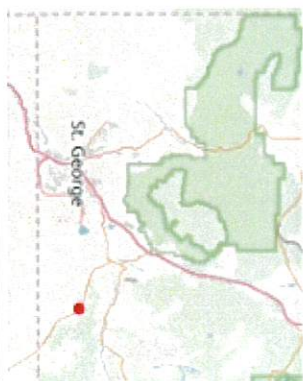
(Notary Public)

Residing in: _____

My Commission Expires: _____



Title



Legend

- ☐ Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.